134.0	0001	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,192,400 /	1,192,400
USE VALUE:	1,192,400 /	1,192,400
ASSESSED:	1,192,400 /	1,192,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HACKL FLORIAN
Owner 2:	ATHAPPILLY GEENA KURIAKOSE
Owner 3:	
Street 1:	130 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GALLIGAN CRAIG/ TRUSTEE -
Owner 2:	130 GRAY ST NOMINEE TRUST -
Street 1:	177 WHITWELL ST
Twn/City:	QUINCY
St/Prov:	MA Cntry:
Postal:	02169

NARRATIVE DESCRIPTION

This parcel contains 8,332 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 3000 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8332.000	615,200	4,400	572,800	1,192,400
Total Card	0.191	615,200	4,400	572,800	1,192,400
Total Parcel	0.191	615,200	4,400	572,800	1,192,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.47 | /Parcel: 397.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	86123
GIS Ref	
GIS Ref	
Insp Date	03/29/19

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	397,000	4400	8,332.	572,800	974,200	974,200	Year End Roll	12/18/2019
2019	101	FV	257,900	4400	8,332.	604,600	866,900	866,900	Year End Roll	1/3/2019
2018	101	FV	257,900	4400	8,332.	445,500	707,800	707,800	Year End Roll	12/20/2017
2017	101	FV	257,900	4400	8,332.	426,400	688,700	688,700	Year End Roll	1/3/2017
2016	101	FV	257,900	4400	8,332.	394,600	656,900	656,900	Year End	1/4/2016
2015	101	FV	251,300	4400	8,332.	331,000	586,700	586,700	Year End Roll	12/11/2014
2014	101	FV	251,300	4400	8,332.	323,300	579,000	579,000	Year End Roll	12/16/2013
2013	101	FV	251,300	4400	8,332.	308,000	563,700	563,700		12/13/2012

!10433!

PRINT

Date	Time
12/11/20	00:44:14

LAST REV

Date	Time
09/29/20	11:38:53
apro	
10433	

USER DEFINED

Prior Id # 1:	86123
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLIGAN CRAIG/	72655-203	1	5/24/2019		1,390,000	No	No		
FAULKNER RUTH/	71301-131		7/11/2018	Estate/Div	775,000	No	No		
	10253-156		4/22/1963			No	No		George P Faulkner dod 10/9/2005

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2019	1093	Heat App	3,375	C				
10/9/2018	1472	Inter Fi	30,000	C				
8/23/2018	1208	Heat App	12,000	C				
7/18/2018	1002	Inter Fi	50,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2019	Permit Visit	DGM	D Mann
3/29/2019	Meas/Inspect	DGM	D Mann
11/12/2008	Meas/Inspect	163	PATRIOT
6/1/2001	Info Fm Plan	PM	Peter M
11/9/1999	Meas/Inspect	256	PATRIOT
7/6/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8332		Sq. Ft.	Site		0	90.	0.76	10			Ledge	-5					572,815						572,800	

Total AC/HA:	0.19128	Total SF/SM:	8332	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	572,815	Spl Credit		Total:	572,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16410112
Const Adj.:	1.15465569
Adj $ / SQ:	168.017
Other Features:	115552
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644832
Depreciation:	29662
Depreciated Total:	615169

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1988
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

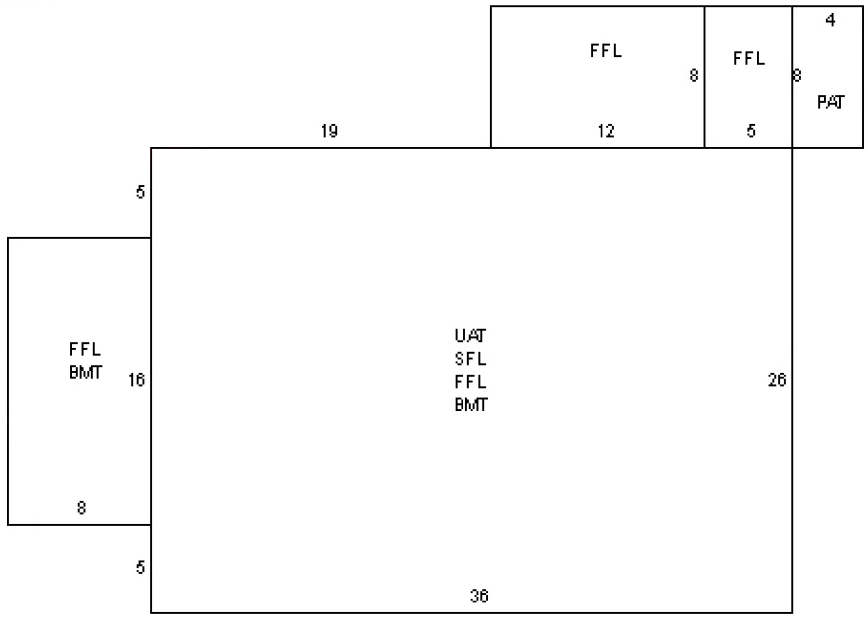
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	184.82
Special Features:	0	Val/Su Net:	182.44
Final Total:	615200	Val/Su SzAd	301.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,200	168.020	201,620
BMT	Basement	1,064	104.840	111,553
SFL	Second Floor	842	168.020	141,538
UAT	Upper Attic	234	67.210	15,726
PAT	Patio	32	6.930	222

Net Sketched Area:	3,372			Total:	
Size Ad	2042.3999	Gross Are	4568	FinArea	3000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	90	G	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1960	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400